



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining, they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager, Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from

7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, December 12 and 26, 2014

Wednesday, December 24, 2014 (Christmas Eve)

Thursday, December 25, 2014 (Christmas Day)

Wednesday, December 31, 2014 (New Year's Eve)

Thursday, January 1, 2015 (New Year's Day)

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, DECEMBER 3, 2014

7:00 P.M.

*"It is in the coldest months that hugs linger snug,
and they warm the soul the most."*

~ Richelle E. Goodrich ~

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Wednesday, Nov. 26, 2014.
- 5. APPROVAL OF MINUTES:** November 5, 2014
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
- 8. TIME EXTENSIONS**
- 9. SIGN HEARINGS**

ROLL CALL: _____ Skoll _____ Tsao _____ Watson _____ D'anjou _____ Gibson _____ Herring _____ Chairperson Polcari

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

- A. PRE14-00008: JEFF LYON (MR. & MRS. ANDY MAGEE)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 659 Calle Miramar. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. Nos. 14-067)
- B. MOD14-00011: HELEN LEE (PROVIDENCE LITTLE COMPANY OF MARY)
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP94-00005) to allow the operation of a weekly farmers market in the parking lot of the existing hospital campus on property located in the HMD Zone at 4101 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-068)
- C. CUP14-00025: THE ENSBURY GROUP (F&M HILL PACIFIC COAST, LLC)
Planning Commission consideration for approval approval of a Conditional Use Permit to allow the repurposing of the existing motel site into an assisted senior independent living facility on property located in the C-2 Zone at 2455 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-069)

13. RESOLUTIONS

- A. MOD14-00009, DVP14-00001, WAV14-00004: ASI DEVELOPMENT (7-ELEVEN #37117)
Planning Commission adoption of a resolution reflecting their decision to deny a Modification of previously approved entitlements (CUP70-1 and PP70-1), and a Development Permit, to allow the redevelopment of the existing service station site and to allow the retail sale of beer and wine for off-site consumption, in conjunction with a Waiver of the street setback requirement, on property located in the H-DA2 Zone at 3401 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-Fill Development and 15305 – Minor Alterations. (Res. Nos. 14-063, 14-064, 14-065)

B. CUP14-00021: AMERICAN MULTI-CINEMA, INC. "AMC" (DEL AMO FASHION CENTER OPERATING CO., LLC)

Planning Commission adoption of a resolution reflecting their decision to deny a Conditional Use Permit to allow the on-site service and consumption of alcohol in conjunction with an existing movie theater on property located in the H-DA1 Zone at 3525 Carson Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-066)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. November 13, 2014
2. November 21, 2014

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT